

August 28, 2001

The Salisbury Planning Board held its regular meeting on Tuesday, August 28, 2001, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: DeeDee Wright, Jeff Smith, Rodney Queen, Lou Manning, Elaine Stiller, Leigh Ann Loeblein, Brian Miller, Ken Mowery, Sean Reid

ABSENT: Fred Dula, John Daniels, Eldridge Williams

STAFF: Harold Poole, Patrick Kennerly, Hubert Furr, Dan Mikkelson, Janice Hartis

The meeting was called to order by Chairman Wright.

COMMITTEE REPORTS

(a) Z-19-01 Pilot Developers, Crane Creek, Stokes Ferry Road, Earnhardt Road

Ken Mowery presented the committee report. The developer has modified his request to reduce the amount of B-RT proposed next to the Crane Creek neighborhood. A revised map was shown indicating the smaller area for B-RT consideration. The map also shows the additional area to the north of the request that staff is recommending for rezoning from R-8 to R-DA. The committee felt that the proposed rezoning was preferable to the existing zoning. Some of the reasons for this recommendation include the buffers and the unified development of the R-DA zoning and the requirement of site plan review which would not necessarily be required under the current zoning. The report comes as a motion to recommend approving the rezoning as proposed and to include the additional property in the Corbin Hills area for rezoning to R-DA. The motion was seconded by Sean Reid.

Sean Reid stated there are a lot of options for the developer with B-RT zoning and was concerned with some of the permitted uses—such as pool halls. He asked if there was any way to limit some of the uses in B-RT. Harold Poole mentioned that probably next year a new district, Traditional Neighborhood District (TND), will be established that will better relate to situations like this and will have fewer uses than B-RT. With the constraints that we have in our ordinance, this proposal is about the best we can do right now.

Rodney Queen commended the committee on a great job. The property is going to be developed, and we have a choice as to how it will develop. This lies well within the means of the Vision 2020 Plan. If we deny the rezoning, we're basically denying the Vision 2020.

The motion was approved unanimously.

- (b) G-4-01 Salisbury Academy, Jake Alexander Boulevard North, Bellevue Road
Leigh Ann Loeblein was excused from the Board due to a conflict of interest.

Sean Reid presented the committee report. The committee met with representatives from Salisbury Academy as well as several neighbors. One of the neighbors' concern was the fear of people using a driveway as a cut-through to get to Statesville Boulevard instead of circling around the parking lot. Other items discussed included types of trees, parking on Bellevue Road, and lights on the soccer field. The following matters were decided: (1) install a gate at the Bellevue Road entrance to help prevent cut-through traffic at all hours; (2) substitute evergreen for deciduous trees on the east side of the property; (3) wait until parking becomes a problem along Bellevue Road before considering the prohibition of parking; (4) do not install lights on the soccer field; and (5) Bellevue Road is a public street but would dead-end and not be connected to Jake Alexander Blvd. The committee recommends approval of the site plan. The motion was seconded by Jeff Smith with all members voting AYE.

- (c) U. S. 70 Study Committee – Jeff Smith gave a brief status report. The committee has met once and will next take a tour of the area.

PANEL DISCUSSION

The following gave a brief presentation on affordable housing: Chanaka Yatawara, Executive Director, Salisbury Community Development Corporation - explained that the CDC is a nonprofit corporation which works in conjunction with the city to develop attractive, affordable housing and works with the public and private sectors for funding; Max Spear, local builder of affordable houses – ways to cut costs for new houses are valley curbing, building on slabs and more narrow roads; Mark Lewis, CCB, spoke on the bank's role in affordable housing and providing for home ownership – explained the Community Reinvestment Act which helps lend money back into the community; Rodney Queen, contractor, spoke on the problems in building affordable houses; and Sean Reid spoke on affordable housing programs elsewhere.

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary